

SEP 9 1982
*Call & make appointment
Tuesday at 4:30
must pick up my car
Remember
White House*



September 7, 1982

Ms. Wyonna Lipman,
State Senator
50 Park Place, Suite 938
Newark, N.J. 07102

St. Columba Neighborhood Club
El Club del Barrio
9 South Street
Newark, New Jersey 07114
(201) 624-4222

Dear Senator Lipman,

Recently I spoke with your assistant regarding a meeting with you to request your assistance with our "sweat equity" homesteading program, Manos a la Obra/ Hands to the Task.

The project is a demonstration approach to the problem of multi-family housing in many of our inner cities. Manos a la Obra will rehabilitate an abandoned brick structure at 70 Clinton Avenue into six-units for low income families to own as their home. The concepts of "sweat equity" and cooperatives will allow us to realize homeownership for homesteading families. The families will be required to use their time and labor in performing the interior demolition of the building, this will serve as their investment in lieu of a monetary down payment. The notion of "cooperatives" or collective ownership will be used as the ownership model.

The project has received the financial and technical commitments from the Newark Community Development Block Grant Program (construction grant), the National Consumer Cooperative Bank (permanent financing), the Department of Community Affairs (development grant) and we are applying to the Carteret Savings and Loan Association for construction financing. We have six families ready, willing and able to perform the sweat equity demolition.

Our problem is, also as part of the financial package for the program six Section 8 Moderate Rehab units were to be committed to the project. These units were a vital aspect of the program for they would assist our families in the repayment of the conventional interest rate loans. The loss of these units poses threatening results to the continuation of the project. However, in communicating with the Section 8 office in Trenton, the possibility for them to recapture units from other parts of the state is present. It is here that we can use your help.

I realize your schedule is very tight and you are quite busy, but if I can meet with you to discuss some of the details to further clarify the problem, it would prove very helpful.

Thank you for your time and any attention you may give this matter.

Sincerely,

Manuel Tirado
Manuel Tirado
Executive Director